

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – MAY 4, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7:10PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer.

A motion was made by Dave Allen and seconded by Sherry Menninger to accept the minutes of the April 6, 2012 meeting. All in favor.

DAVID MURDIE, JR. 6117 QUARRY ROAD, CANASTOTA SLB 59.-1-41.12 – SPECIAL USE PERMIT – INDUSTRIAL ZONE

Mr. Murdie appeared before the Board stating he would like to erect a cold storage building to store his equipment. This area is next to the quarry. Mr. Murdie needs this building for his business. The Board reviewed the site plan. He will use the existing driveway. The setbacks are on his map. The County Planning Board returned the application for local determination. A motion was made by Paul Jasek and seconded by John Ceresoli to approve this special use permit for a cold storage building at 6117 Quarry Road, Canastota. All in favor.

KIMBERLY CARMEN/DEREK SYKES – OFFICE/CAR LOT – 1299 ROUTE 5 WEST AND 1031 TUSCARORA ROAD – BUSINESS ZONE – SPECIAL USE PERMIT- SLB 48.7-1-8

Mr. Sykes is not available this evening. Ms. Carmen appeared to discuss the site plan prepared by Rick Meyers to consider a special use permit to allow an office and car sales at the corner of Tuscarora Road and Route 5. Mr. Sykes would like to display 5 to 6 cars/ trucks on the lot for sales by appointment only. No repair work will be done onsite. Mr. Sykes would like to have 10 spaces to park cars. The Board prefers to see only 3 to 4 vehicles at a time. There will be two handicapped spaces for parking. This application needs to go to Madison County Planning. A motion was made by Paul Jasek and seconded by Dave Allen declare the Town of Sullivan Planning Board as lead agency and make a negative declaration to the short form SEQR and also to schedule a public hearing for June 1, 2021 at 6:45PM to allow an office and car sales at the corner of Tuscarora and Route

MARK PFOHL – 2386 ROUTE 31, CANASTOTA – AMEND SPECIAL USE PERMIT FOR EXISTING STORAGE FACILITY – BUSINESS ZONE – SLB 11-1-9.13

Mr. Pfohl would like to add an additional building to his existing storage facility. The building will be 40' x 120' x 12' in the east corner of Route 31.

Madison Co. Planning returned this application for local determination.

Mr. Pfohl would like to move the new building back 20'. There is no problem with the swail and his neighbor Dennis Montroy.

Mr. Pfohl would like to use the five 25' truces that he owns to build a stand-alone shed for storage of his lawnmower. The east side of the property will be the location of the shed. It will be 16' x 25'. It will be no closer than 11' setback from his property line. The Board finds no problem with adding the shed. The latest map is dated 4/21/21

A motion was made by Sherry Menninger and seconded by Dave Allen to accept this Special Use Permit application for a 40' x 120' x 12' storage facility and include the small shed for lawnmower.

DANIEL SANTORELLI – THREE LOT SUBDIVISION – 2151 ROUTE 31, LAKEPORT, SLB 10-1-34

Mr. Santorelli appeared before the Board to subdivide a section of land into three lots. He would also like to build a house on one lot. The lots are located on the north side of Route 31. He has water, and sewage. Lot #1 is 1.912acres accessed off Catania, lot #2 is 2.27 acres access off Centner Dr. and the remaining lot (across the street) south of Rt. 31 and is 91 acres.

A motion was made by Sherry Menninger and seconded by John Ceresoli to declare the Town of Sullivan Planning Board as lead agency and make a negative declaration to the short form SEQR. A public hearing will be scheduled for June 1, 2021 at 6:30PM. This is a three-lot subdivision and a house will be built on lot #2. All in favor.

The lots will be accessed from Catania Street and Centner Street only.

DAN BLANDING – HOME OCCUPATION – 1085 SMITH RIDGE ROAD BRIDGEPORT GUN SALES SLB 9-1-14.11

Mr. Blanding would like a home occupation for the sale of guns. He will transfer firearms from around the country. Mr. Blanding will do the paperwork and guns will be exchanged. He will only have rifles and hand guns. There will be no testing of guns. He will not have a storefront. He can use no more than 400 sq. ft of his property. He can have a 1' x 2' sign.

A motion was made by Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board as lead agency (this is an unlisted action) and make a negative declaration to the short form SEQR. The Board waived the public hearing and Mr. Blanding was granted approval for his application for a home occupation for the sale of guns.

JEFF TAYLOR – RV PARK – PDD - NEW BOSTON ROAD

Mr. Taylor appeared before the Board to discuss his plans for an RV Park. The Board has a concept map forwarded to the Board from the Town Board. The Planning Board will be the lead agency in the SEQR process.

Ed Reid – engineer - appeared before the Board to discuss Mr. Taylor's plan for an RV Park. This Park will be on 118-acre parcel. The South side will have 212 sites for campers (no tents) with electric, water and sewer. There will be 51 cabin sites also with electric, water and sewer. There will be six bathrooms and laundry rooms. There is a water park and pool with hot tubs planned on the south side. A camp store and restaurant are also proposed (9,000 sq ft) open to the public. There will be a mini-golf area also open to the public. There will be a check in area. Septic areas have been penciled in. Further south of this area is a storm water basin which will catch any runoff. There is also a dog park planned in this area. There are also bike paths and walking areas in this section.

On the north side of New Boston Road is a proposed wedding venue (10,000 sq. ft). There will be no kitchen in this venue. Events will be catered. Capacity will be approximately 200. The north side of the building will have an animal enclosure to embellish the events. There will be 15 treehouses that can be used in connection with the wedding venue. They will have the same hookups as the cabins.

The Board would like emergency access areas to be addressed. There are sites noted on the maps.

At this point, there is no plan to transport people from this facility to "The Wild" on Lakeport Road.

The Board needs a EAF (long form) SEQR completed as soon as possible. Mr. Park also presented Mr. Taylor a memo of what information the Board needs to receive and have in their file before any approval could be made.

A motion was made by John Ceresoli and seconded by Paul Jasek to adjourn the meeting at 8:30PM. All in favor.

Respectfully submitted,

